



## TOWN OF TROUTMAN

400 Eastway Drive • Troutman, NC 28166 • 704-528-7600

### Conditional Rezoning Application \$350

Case # CZ-

The applicant shall propose site-specific standards that take into account the following considerations:

- A. The proposed CZ District's use appropriateness for its proposed location and consistency with the purposes, goals, objectives, and policies of the current Land Use Plan.
- B. The use(s) requested are among those listed as an eligible permitted use in the general use district as included in the rezoning request.
- C. The design of the proposed CZ District uses minimization of adverse effects, including visual impact of the proposed use on adjacent lands; and avoidance of significant adverse impacts on surrounding lands regarding trash, traffic, service delivery, parking and loading, odors, noise, glare and vibration and not creates a nuisance.
- D. The use limitations and conditions as proposed and/or imposed for the requested district can reasonably be implemented and enforced for the subject property.
- E. When implemented the proposed and/or imposed use limitations and conditions will mitigate specific land development issues that would likely result if the subject property were zoned to accommodate all the uses and the minimum standards of the corresponding general zoning district. If any standards area proposed that are different from the underlying zoning district, the applicant must clearly demonstrate that the overall resultant project is greater than that which is typically allowed by the general district.
- F. The applicant has agreed to accept the use limitations and conditions as proposed and/or imposed for the requested district.
- G. The applicant shall submit a "Statement of Reasonableness" of the proposed rezoning.
- H. PUDs and CCs proposals shall include a Site Analysis Map to ensure that important site features have been adequately identified and incorporated into the PUD or CC; such as, property boundaries, water features, topography, mature forest stands, rock outcroppings, pastures, soil types, scenic views from public roadways, and existing structures.

## 1. Project Information

Date of Application \_\_\_\_\_ Name of Project \_\_\_\_\_  
Location \_\_\_\_\_ Property Size (acres) \_\_\_\_\_  
Current Zoning \_\_\_\_\_ Proposed Zoning \_\_\_\_\_  
Tax Parcel Number(s) \_\_\_\_\_

## 2. Contact Information

Property Owner \_\_\_\_\_  
Address \_\_\_\_\_ City, State Zip \_\_\_\_\_  
Telephone \_\_\_\_\_ Fax \_\_\_\_\_  
Signature \_\_\_\_\_ Print Name \_\_\_\_\_ Date \_\_\_\_\_

## 3. Description of Project and Statement of Reasonableness

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## 4. Meeting Date

Neighborhood/Community Meeting Date: \_\_\_\_\_

Planning Board Meeting Date: \_\_\_\_\_

Board of Aldermen Meeting Date & Public Hearing: \_\_\_\_\_

Decision: \_\_\_\_\_

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